Record and Return:
Box 35 00287575

(1)

BOOK 11027 PAGE 264 BOX 44

THIS INSTRUMENT PREPARED BY:
George V. Crawford, Jr.
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
230 Fourth Avenue, North
P. O. Box 198888
Nashville, Tennessee 37219-8888
(615) 244-4994

LISA V. JONES NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.
My Commission Expires SEPT. 8, 2001

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $630,000.00.

Affiant

Subscribed and sworn to before me, this 15th day of July, 1998.

Notary Public

My Commission Expires: _____

Address New Owner As Follows:
Robert J. Coffey, Jr., and wife,
Marie R. Griffin
1809 Laurel Ridge Drive
Nashville, TN 37215

Send Tax Bills To:
SAME

Map-Parcel Number:
145-06-007

98 JUL 20 PM 2:28
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE
0464409

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JAMES LOREN NASH AND WIFE, KAREN ROM NASH,** hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **ROBERT J. COFFEY, JR., AND WIFE, MARIE R. GRIFFIN,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 22 on the Plan of Laurel Ridge, Section 3, of record in Book 3600, page 9, Register's Office for said County, Tennessee.

Said Lot 22 fronts 161 feet on the northeasterly side of Laurel Ridge Drive and extends back 261.4 feet on the northwesterly line and 301.9 feet on the southeasterly line to a dead line, which is broken line, measuring 285 feet thereon, containing 1.43 acres, more or less.

Being the same property conveyed to James Loren Nash and wife, Karen Rom Nash by deed from Larry B. Shelton and wife, Rosemary Shelton, of record in Book 5622, page 833, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 1998 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Agreement for Dedication of Easement for sewage pumps, service lines, inegress/egrsss purposes and appurtenances to The Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 8105, page 248, Register's Office for Davidson County, Tennessee.

3. Matters shown on the Plan of record in Book 3600, page 9, Register's Office for said County.

This is improved property known as 1809 Laurel Ridge Drive, Nashville, TN 37215.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever; and we covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenant and bind ourselves, our heirs and assigns, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 15th day of July, 1998.

James Loren Nash

Karen Rom Nash

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **James Loren Nash,** the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 15th day of July, 1998.

Notary Public

My Commission Expires: 11/27/99

BOOK 11027 PAGE 266

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Karen Rom Nash,** the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 15th day of July, 1998.

Notary Public

My Commission Expires: 11/27/99

5643 07/20 0101 03CHECK 2346.00

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11027 PAGE 267

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 630000.00
CON TX 2331.00
PRFEE 1.00
WDEED 12.00
CFEE 2.00
TOTAL 2346.00
CHECK 2346.00

07/20/98 01 14:30 0001 5643

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0464409
IDENTIF. ↑ REFERENCE

98 JUL 20 PM 2:28
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1321321